

RENTON CITY COUNCIL
Regular Meeting

April 12, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; TIMOTHY SCHLITZER; RANDY CORMAN; BOB EDWARDS; KATHY KEOLKER-WHEELER.

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBERS TONI NELSON AND DAN CLAWSON. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; MIKE WEBBY, Human Resources & Risk Management Administrator; GAIL REED, Airport Director; BETTY NOKES, Economic Development Director; JIM SHEPHERD, Community Services Administrator; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; VICTORIA RUNKLE, Finance & Information Services Administrator; SANDRA MEYER, Transportation Systems Director; DENNIS CULP, Facilities Director; DEREK TODD, Finance Analyst; REBECCA LIND, Senior Planner; PATRICIA BENSON, Recreation Supervisor; JOE ARMSTRONG, Civil Engineer; COMMANDER KEVIN MILOSEVICH, Police Department.

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL APPROVE THE MINUTES OF APRIL 5, 1999 AS PRESENTED. CARRIED.

PROCLAMATION

Days of Remembrance –
April 11 –18, 1999

A proclamation by Mayor Tanner was read declaring the week of April 11 to April 18, 1999, to be “Days of Remembrance” in the City of Renton in memory of the victims of the Holocaust, its survivors and their liberators, and urging that all Renton citizens strive to overcome intolerance and indifference through learning and remembrance. MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

SPECIAL PRESENTATION
Finance: Financial Reporting
Awards (CAFR and GFOA)

Victoria Runkle, Finance & Information Services Administrator, announced that Renton has once again won an award for its Comprehensive Annual Financial Report as well as an award from the Governmental Finance Officers Association for the City’s budget. Explaining that these awards signify that the City’s financial documents are readable and understandable, she introduced the staff members who ensure the integrity of these documents, as follows:

Paul Kusakabe, Fiscal Services Director; Rich Richmire, Fiscal Services Manager; Gina Jarvis, Accountant; Linda Honeycutt, Senior Finance Analyst; Debbie Scott, Finance Analyst; and Phil Ramon, Finance Analyst.

PUBLIC HEARING

Zoning: Employment Area
Valley Zoning Changes

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider proposed amendments to the Commercial Arterial (CA), Commercial Office (CO), Light Industrial (IL), Medium Industrial (IM), and Heavy Industrial (IH) zoning designations within the Employment Area Valley Comprehensive

Plan designation, adding an expanded range of uses to these zones, and proposing city-wide housekeeping amendments which will change processing requirements or conditions on uses.

Rebecca Lind, Senior Planner, explained that the amendments will allow a wide array of commercial and office uses in the industrial and office designations in the Valley area. Although most would be in the form of secondary uses (subject to conditions), some would be limited to either administrative conditional uses or Hearing Examiner conditional uses. If approved, the majority of Commercial Arterial uses and Commercial Office uses would be allowed without rezoning property or making existing industrial uses non-conforming.

Continuing, Ms. Lind said that staff recommends that development standards for any new uses should retain those of the mapped zone. For example, a commercial or office use allowed in a heavy industrial area would conform to industrial coverage, setback, and height standards. This would provide consistent street appearance and site planning conditions for all affected areas.

The Planning Commission supported the overall recommendation but was concerned about the area between SW 16th St., south of I-405. The Commission considered this a major entry into Renton, and suggested that any new uses allowed here should have a gateway stature.

Ms. Lind added that the changes are proposed to add additional flexibility to the range of uses already permitted in the Valley. The goal is to ensure that development and redevelopment activity be determined by private market conditions rather than zoning code constraints. The changes should attract more retail, service and office uses to this area which will continue to diversify and strengthen the City's tax base.

Ms. Lind concluded that the proposed housekeeping amendments will eliminate duplicate uses and procedures by changing processing requirements or conditions on uses in various zones city-wide.

Responding to Councilman Parker, Mayor Tanner explained that Renton has been moving toward phasing much of the Valley area from industrial to commercial use over the last several years.

Mr. Parker emphasized that the City should be market responsive. Given that heavy industrial uses are, by choice, likely to locate somewhere rather than Renton's Valley area, he wondered why the City should zone for this use. Councilman Corman agreed, noting that Renton already has a great deal of heavy industrial zoning for Boeing and PACCAR.

Councilmember Keolker-Wheeler noted that the issue is complicated by several factors, one being that a large parcel in the Valley is heavily contaminated, and another the presence of significant wetlands in this area.

Mike Kattermann, Director of Neighborhoods & Strategic Planning, commented that the proposal before Council this evening retains industrial zoning for much of the Valley so that currently existing industrial uses are not made non-conforming.

Audience comment was invited.

Jon Cheetham, 21102 Snag Island Dr. E., Sumner, WA, 98390, said while he fully supported the proposed changes, he was concerned that the north/south boundary not be drawn at SW 16th Street. Explaining that he owns a parcel at

208 SW 16th which he has improved and leased to a nearby auto dealership, he said this use is compatible with what the City is trying to accomplish and therefore should not be ruled out as an allowed use.

There being no further audience comment, it was **MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

Ms. Lind noted that this item is currently in the Planning & Development Committee where it will remain pending continued deliberations and a recommendation to the full Council.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- ✱ New to the City's website is a comprehensive guide to Renton's park system with a directory linking to many of the parks, describing amenities, giving driving directions and providing picnic shelter reservation information.
- ✱ The Renton Community Center will celebrate its 10th anniversary on April 14th with food, entertainment and demonstrations.
- ✱ All of the paving and sidewalk construction has been completed on Logan Ave. between S. 2nd and 3rd Streets, and the street trees will soon be planted. The street should be open to traffic by Friday, April 15th.

AUDIENCE COMMENT

Citizen Comment: Postlewait –
Piazza Renton, Request for
Support

Herb Postlewait, 3805 Park Ave. N., Renton, 98056, urged the City to fully support Piazza Renton, the volunteer organization which has been working for a number of years to improve the image and economic climate of downtown Renton by promoting the creation of a downtown piazza, or meeting place. Mr. Postlewait said while this organization has spent many hours and hundreds of donated dollars in this endeavor, it needs the City to provide full financial backing, personal involvement, and proactive boosterism.

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THIS MATTER TO THE COMMUNITY SERVICES COMMITTEE. CARRIED.

CONSENT AGENDA

Comprehensive Plan: 1999
Amendments & Change in
Review Process

Items on the consent agenda are adopted by one motion which follows the listing.

Economic Development, Neighborhoods & Strategic Planning Department submitted proposed 1999 Comprehensive Plan amendments (five map amendments and two text amendments), along with a recommendation to revise the Comprehensive Plan review process to create a preliminary review process and new filing deadlines. Refer to Planning & Development Committee.

Fire: Marine Rescue
Agreement, King County
Marine Patrol Division

Fire Department recommended approval of an interlocal agreement with the King County Police Marine Patrol Division concerning the use of marine rescue equipment and personnel. Refer to Public Safety Committee.

Fire: Confined Space & Dive
Team Rescue Services, City of
Bellevue

Fire Department recommended approval of an interlocal agreement with the City of Bellevue to provide mutual aid for confined space and emergency dive team rescue services. Refer to Public Safety Committee.

Fire: Puget Sound Urban
Search & Rescue Task Force

Fire Department recommended approval of an interlocal agreement with Pierce County and the Puget Sound Urban Search and Rescue Task Force relating to the

(Renton Participation)	City of Renton's participation in the Task Force. Refer to <u>Public Safety Committee</u> .
Fire: Emergency Response Mutual Aid Agreements	Fire Department recommended approval of an interlocal agreement titled "Public Works Emergency Response Mutual Aid Agreement" which outlines the City's ability to coordinate resources and maximize funding reimbursement during disasters or other emergencies. Refer to <u>Public Safety Committee</u> .
Public Works: Generator Rental for Emergency Power to Water Facilities	Planning/Building/Public Works Department requested authorization to rent generators for emergency power for the City's water facilities in the event of a regional power outage, and to design and install required electrical upgrades to the pump stations. Refer to <u>Utilities Committee</u> . MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.
CORRESPONDENCE	
Citizen Comment: Duffus – Issaquah School District Impact Fees	Correspondence was read from Andrew Duffus, 1084 Kirkland Ave. NE, Renton, 98056 and from Cindy Leavitt, 5303 NE 22nd Ct., Renton, 98059, supporting the request from the Issaquah School District that Renton impose impact fees on its behalf for newly-developed properties under the joint jurisdiction of itself and Renton. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL REFER THESE LETTERS TO THE <u>FINANCE COMMITTEE</u> . CARRIED.
Citizen Comment: Leavitt – Issaquah School District Impact Fees	
OLD BUSINESS	
<u>Transportation (Aviation) Committee</u>	Transportation (Aviation) Committee Chair Corman presented a report regarding Airport bird harassment activities. After careful consideration of all alternatives, the Committee recommended that the City Council:
Airport: Wildlife (Fowl) Hazards, Agreement with US Dept of Agriculture	<ol style="list-style-type: none"> 1. Authorize a contract with the U.S. Department of Agriculture for up to 60 days of initial bird control activities consisting of: intensive hazing of gulls, Canada geese and other birds with pyrotechnics, vehicular harassment, and other non-lethal methods. 2. Authorize the removal of gulls and Canada geese which are non-respondent to non-lethal methods using pellet guns, shotguns, trapping, alpha-chloralose (an FDA-regulated sedative), and other humane methods deemed effective under the circumstances by the U.S. Department of Agriculture and Airport staff. 3. Authorize the establishment of a bird harassment program and the hiring of up to three part-time employees at an annual cost not to exceed \$68,000 for continued bird harassment activities through 1999; and 4. Authorize the transfer of \$81,000 from the Airport's unobligated fund balance for employee wages, program-related supplies and materials, and the contract with the U.S. Department of Agriculture. <p>MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.</p> <p>Councilman Corman explained that the bird population control measures to be undertaken at the Airport are more intense than those elsewhere in the City because birds at the Airport pose a real danger rather than just an inconvenience.</p>
Streets: Oakesdale Ave SW (19th to 31st), Kato & Warren, CAG-99-	Transportation (Aviation) Committee Chair Corman presented a report recommending that Council authorize the <u>Mayor and City Clerk</u> to execute a new consultant agreement in the amount of \$75,890 with Kato and Warren, Inc. for engineering services for the Oakesdale Ave. SW extension project (phase 1B and 2, SW 19th to 31st Streets) that will include work on necessary surveying, base

mapping and acquired permits. MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Lease: Sky Harbor Aviation,
LAG-84-006 (Addendum re
Hazardous Materials)

Transportation (Aviation) Committee Chair Corman presented a report recommending that Council:

1. Approve addendum #8-99 to LAG-84-006, Sky Harbor Aviation's lease, modifying the lease agreement to include wording with regard to hazardous substances, comparable to recent leases; and
2. Authorize the Mayor and City Clerk to execute the addendum.

MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee

Parks: Municipal Court
Modular Building, Declare as
Surplus & Sale

Finance Committee Chair Edwards presented a report recommending concurrence in the staff recommendation to surplus the modular building formerly used as the Municipal Courthouse, and to offer this building for sale to interested municipalities. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 126 for resolution.)

Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Claim Vouchers 169498 - 169888 and two wire transfers in the total amount of \$3,183,837.60. MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services Committee

Parks: Beach Hours of
Operation

Community Services Committee Vice Chair Keolker-Wheeler presented a report regarding beach hours of operation. After reviewing the hours and policies of other Puget Sound cities, and sunset tables for this area, the Community Services Committee recommended that the City's beaches close for swimming at 8:00 p.m. These hours reflect no change from past seasons. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT.*

Councilman Edwards expressed disappointment with the committee's recommendation, noting that the sun does not set until around 9:00 p.m. in the month of July. He said the City should allow for some flexibility in extending swimming hours on warm, high-use evenings, especially considering that Henry Moses Pool is no longer available.

Councilman Corman agreed, suggesting that councilmembers may want to revisit this issue in July after personally viewing the lighting conditions for themselves. Any change to the beach hours could then be considered for next season.

*MOTION CARRIED.

Municipal Court: Juvenile
Court Conference Diversion
Committee, Use of Courtrooms

Community Services Committee Vice Chair Keolker-Wheeler presented a report recommending concurrence in the staff recommendation to approve use of the Renton Municipal Court courtrooms by the Renton Juvenile Court Conference Division Committee.

The Committee has been searching for a suitable venue in which to hold their diversion conferences since 1995. Their requests of the City are relatively modest and appear workable.

Diversion conferences will be held weekly on Monday evenings and on the

second and fourth Thursdays of each month as necessary. Municipal Court courtrooms one and two will be used from 6:15 p.m. until 9:30 p.m. Upon occasion, the committee may have to wait for Renton Municipal Court activities to conclude before occupying the courtrooms. Up to six cases will be heard per evening. Present will be seven committee persons, the juvenile subject of each case and his or her parents.

In the past 15 years there have been no incidents at Conference Committee hearings that have caused concern for the safety of the participants or the facility. However, to ensure integrity of Court records and office areas, doors to spaces other than courtrooms one and two and the public lobby and restrooms will be secured. It is further recommended that access by the Juvenile Court Diversion Committee be granted beginning approximately June 1, 1999 but not until remainder of the Renton Police Department is moved to the new City Hall in order to ensure a consistent police presence on the premises. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Appointment: Human Rights
and Affairs Commission

Community Services Committee Vice Chair Keolker-Wheeler presented a report recommending concurrence in the Mayor's appointment of Edythe Gandy to the Human Rights and Affairs Commission for a two-year term expiring 4/25/2001. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Development Services:
Restrictive Covenants
Removal, Root Short Plat (500
Block of S. Tobin)

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the request for removal of a restrictive covenant relating to the Clark, Boyden & Kauzlarich rezone. The Committee recommended concurrence with the staff recommendation to authorize the removal of a restrictive covenant that was required as a condition of the rezone of the subject property to B-1 (Business Use) in 1988. The covenant required site plan review for any development on the property. The site was subsequently rezoned from B-1 to R-8 (single family residential) in 1993, thereby eliminating the need for site plan review. The covenant unduly encumbers the subject property and therefore the Committee recommended allowing the applicants to proceed with removing the restrictive covenant from the land title.

The Committee recommended that the City Council authorize the Administration to prepare documents for the removal of the restrictive covenant. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Development Services:
Restrictive Covenants
Removal, Sarang Baptist
Church

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the request for removal of a restrictive covenant relating to the Turner/Banchero rezone. The Committee recommended concurrence with the staff recommendation to authorize the removal of three restrictive covenants that were required as a condition of the rezone of the subject property in July, 1979. The covenants required: *1) a ten-foot wide landscape screen along the west property line at least six feet in height, and dense enough to constitute an effective sight screen; 2) a 50-foot wide landscape screen along the north property line at least six feet in height, and dense enough to constitute an effective sight screen, and 3) a maximum building height of 40 feet.* The covenants unduly encumber the subject property and therefore the Committee recommended allowing the applicants to proceed with removing the restrictive covenants from the land title.

The Committee further recommended that the City Council authorize the Administration to cooperate in the preparation of documents for removal of the restrictive covenants. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

ORDINANCES AND RESOLUTIONS

Resolution #3385

Parks: Municipal Court
Modular Building, Sale &
Removal

The following resolution was presented for reading and adoption:

A resolution was read authorizing the sale of the former Municipal Court building as surplus equipment. MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

The following ordinance was presented for first reading:

Zoning: Centers Residential
Demonstration Overlay District

An ordinance was read amending Title IV, Development Regulations, of City Code by creating a Centers Residential Demonstration Overlay District within the Center Suburban (CS) and Center Neighborhood (CN) zones, establishing a modification process within the District, and amending residential use provisions in the Commercial Arterial (CA) zone. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/19/99. CARRIED.

The following ordinance was presented for first reading and advanced to second and final reading:

Annexation: East Renton
Plateau Zoning

An ordinance was read establishing the zoning classification of approximately 193 acres located north and south of SE 128th St. from Renton's city limits to 152nd Ave. SE, if extended, to Residential - 5 Dwelling Units per Acre (R-5), Residential - 8 Dwelling Units per Acre (R-8), Residential - 10 Dwelling Units per Acre (R-10), and Convenience Commercial (CC) for the East Renton Plateau Annexation Area. MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #4776

Annexation: East Renton
Plateau Zoning

Following second and final reading of the above-referenced ordinance, it was MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Finance: Issaquah School
District Impact Fees

Councilman Corman commented that Renton's deliberations over the issue of imposing impact fees for the Issaquah School District have not centered on whether to impose such fees, but rather on the amount to be assessed. He noted that the School District is requesting a much higher fee per house than was previously charged, prompting Renton to seek information on the justification for the higher fees before making a final decision.

Transportation: Accidents at 4th
& Wells; Parking in Front of
Downtown Post Office

Councilmember Keolker-Wheeler requested information on the accident rate at S. 4th St. and Wells Ave. S. in the downtown. She also relayed information from a citizen stating that people have received parking tickets for parking in the "motorcycle only" space in front of the downtown post office, when in fact, the cars had been legally parked behind the motorcycle-designated space. She wanted to know what the City's enforcement policy is on this matter, noting that the paint lines delineating these parking spaces are not well-marked.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:40 p.m.

Recorder: Brenda Fritsvold
April 12, 1999

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
April 12, 1999